



East Dean & Friston P a r i s h C o u n c i l

Draft Minutes of a Meeting of the Planning Committee held in the Small Hall of the Village Hall, East Dean at 6.30 pm on Tuesday 20th November 2018

Present: Cllr T Bryant (Chair), Cllr N Day, Cllr L d'Urso, Cllr K Godden, Cllr P Hill, Cllr M Keller and Cllr P Seeley

In attendance: K Larkin (Parish Clerk)

There were six members of the public present

PUBLIC SESSION

Crowlink Corner – several residents asked for clarification of the reason why this application had been sent back to the parish for re-consultation. The Chair stated that the application had not been amended and no reason had been given for re-consultation, despite a specific enquiry from the parish. The meeting took note of the discussion of the application by the SDNPA Planning Committee, which had belatedly addressed the issues raised by the parish council, including the fact that the application was defective, but had found officers unable to answer questions, and had deferred the application. The Committee had focused in particular on the following issues:

1. The effect of the proposed works on trees (including some outside the red line of the site). Residents noted that a second arboricultural report had found the first to be flawed but had not been aired by the SDNPA Committee. Residents were especially concerned about the tree numbered T1, an ash tree by the field gate, bent by the prevailing wind. This had wrongly been described as 'disfigured' and of no value. In fact, its shape was very characteristic of the few trees on the Downs, completely natural, and very much part of the character of the area. There was support for this tree to be protected by a TPO.
2. The proposed parking and turning area (also outside the red line of the site).
3. The considerable width and depth of the proposed track, and lack of clear arrangements for disposing of the spoil.
4. The presence of archaeological remains (the relevant report had not been published during the consultation period). If the application were granted then a condition must be imposed to require all remains to be inspected and recorded.
5. The response from the National Trust, which had finally declared its opposition to the application, based in particular on the proposed parking and turning area in their field, outside Crowlink Corner itself.

The Chair gave assurance that the parish council would respond to the current consultation and continue to keep residents informed. However, it was not clear that any of the outstanding queries had yet been put to the applicant by the SDNPA. In the absence of any revision, the application remained defective. It should either be refused or amended.

Neighbourhood Planning Steering Group – it was noted that the parish council intended to

prepare a Neighbourhood Plan and was currently seeking volunteers to join a Steering Group.

36 Summerdown Lane – the resident of No.38 Summerdown Lane spoke briefly in opposition to this application. The applicant noted the objection, but nevertheless maintained that the proposed roof extension would be modest in scale; most of the internal work had already been done years ago, and the new gable would not block the view of the sea from No.38.

The Chair closed the Public Session and opened the meeting

P.962 Apologies for absence: - None

P.963 Declarations of Interest: - Cllr M Keller and Cllr P Hill – 36 Summerdown Lane (knows the applicant); Cllr T Bryant – 1 The Fridays (knows the applicant)

P.964 Minutes of the previous meeting: the Minutes of the meeting held on 16th October 2018 were confirmed as a correct record and signed by the Chair

P.965 RE-CONSULTATION

SDNP/18/03970/FUL – Land adjacent to Crowlink Corner, Crowlink Lane, Friston BN20 0AX

Introduction of two wheel access track retaining a central strip of grass running from Crowlink Lane to Crowlink Corner to provide safer access to serve Crowlink Corner

Members thanked the Chair for attending the SDNPA Planning Committee meeting in Midhurst, and noted his report and the points raised in the Public Session. It was agreed that the council should continue to press all five points. Regarding point (3) the SDNPA's own pre-application advice had been that alternative materials should be considered, but this had never been done. Regarding point (5) members emphasized that the proposed track would run across covenanted land with a history, and this must be given proper weight. The SDNPA Director of Planning had supported this point, but it did not yet appear that the SDNPA had contacted the Trust about their concerns. The Trust for its part had ended its most recent response saying it would still need to give consent even if planning permission were granted. It was not clear why it had not simply said so at the outset when faced with an unsatisfactory proposal.

The deadline for determination of the application had been extended to 21 January 2019. The parish council would respond both to the SDNPA and to the National Trust. **ACTION: TB/KL.**

P.966 NEW APPLICATIONS

SDNP/18/05754/HOUS – 36 Summerdown Lane, East Dean, BN20 0LE

Proposed extension to existing converted loft space with hip to gable roof extension, dormer extensions to the front, roof windows and associated alterations

The Committee took note of objections made by the resident of No.38 Summerdown Lane, and the statement made by the applicant in the Public Session. No.36 had in fact been built as a three bedroom house, and would remain so. However, an original downstairs bedroom had now been lost to an enlargement of the kitchen/dining area, the original kitchen having

been tiny, as was characteristic at the time of construction. It had been objected that that the percentage increase in size was unacceptable, but the SDNPA had begun to apply the more generous guideline set out in the emerging Local Plan (though this was still at the Public Examination stage). If finally adopted, this would make the guidance in the Village Design Statement out of date. Finally, there would still be views to the coast from nearby properties, and residents opposite who had objected to the previous proposal had not objected to the revised proposal. The parish council had not objected to the original proposal, which was now reduced in scale

RESOLVED – Not to object to the application

SDNP/18/05168/HOUS – 13 Deneside, East Dean, BN20 0HX

Single storey side extension with rooms in the roof replacing earlier extension and incorporating part of an existing garage

The Committee noted that this was an amended version of a previous application. A flat-roofed extension would be replaced with a much bigger two-storey extension, and the existing gap between the main house and the garage would be narrowed and taper away. However, due to the rise of the ground behind the property, no view would be lost, and the percentage increase in size of the property (33.5%) was within the SDNPA's currently accepted limits.

RESOLVED – Not to object to the application

SDNP/18/05329/FUL – 15 The Brow, Friston, BN20 0ES

Addition of gate piers

The Committee noted that this application would both open and push back the entrance to the property, and to that extent could be welcomed. However, the proposed gate piers would be 2.88 metres high with a base 1m², and this was agreed to be out of scale with the surroundings. No gates were shown in the application, but if gates were required they would require planning permission (necessary for any gate over 1m high). It was agreed to object to the scale of the proposed piers, and to ask for gates to be considered at the same time as a revised proposal, if required.

RESOLVED - To recommend that the application be refused

SDNP/18/05565/HOUS – 25 Warren Lane, Friston, BN20 0EP

Proposed alterations and extension to create new entrance with enlarged rooms throughout

The Committee noted that this was a resubmission of a project which the SDNPA had found excessive in scale, though the parish council had not objected, because it would make the property more attractive. Some inconsistency in policy was detected here.

RESOLVED - Not to object to the application

P.967 DECISION NOTICES

The committee took note of the following application approved by the SDNPA:

SDNP/18/04524/FUL – Taperfield, Jevington Road, Friston, BN20 0AG

The proposal predominantly comprises minor landscaping works. To include the demolition of a structurally unsound flint wall running along the east boundary overlooking the highway and includes rebuilding the flint wall with an increased height. The installation of a pop-up vehicular and pedestrian gate., resurfacing of the existing parking area to be SUDS compliant, replacing of existing trellis and installation of 'Moongate' to the southern boundary, installation of a sunken seating area and decked platforms at the bottom of rear garden and the installation of a small lawn mower shed near to the northern boundary. Plus installation of a flint gazebo less than 3m in height

P.968 ENFORCEMENT

The committee took note of responses received from the SDNPA Enforcement Officer on the following matters:

- a) East Dean Place – no further update. Members expressed serious concern that an unlawful development was apparently not being penalized.
- b) Crowlink Corner – no further update. The property was not only being used for Air BnB but also as a wedding venue and retreat centre, both of which were commercial operations.
- c) 21 The Brow – no further update.

It was agreed that the Chair of Planning and the Chair of the Council should press for a liaison meeting.

P.969 ENGLAND COASTAL PATH

The committee took note of proposals by Natural England for improving coastal access between Shoreham and Eastbourne. Locally, the path was already in existence. No response would be sent to the consultation.

P.970 CORRESPONDENCE

1 The Fridays - The Committee took note of a response from the SDNPA regarding the refusal of planning application SDNP/18/04151/HOUS. The officer considered that the flint wall fronting the property 'had significant value to the character and cultural heritage of the area both as part of the longer run of wall along the highway (as a characteristic of the area) and also contributing to the setting of the nearby Conservation Area'. It was anticipated that the applicant would Appeal. The committee would raise this at the liaison meeting.

P.971 DATE OF NEXT MEETING: - Tuesday 18th December 2018 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm

There being no further business, the meeting closed at 7.34 pm.

Signed..... (Chair)

Date.....